

REPORT SUMMARY

REFERENCE NO - 19/504494/NMAMD			
APPLICATION PROPOSAL Non Material Amendment for removal of 4no. Kitchen windows on Elevation 5 (West Elevation) of Block 1. The surrounding recessed panels will also be removed and will be replaced with a projecting brickwork detail to maintain visual interest subject to 17/504428/FULL.			
ADDRESS Maidstone Borough Council Car Park Corner Of Union Street Maidstone Kent			
RECOMMENDATION – Approve			
SUMMARY OF REASONS FOR RECOMMENDATION There would be no significant environmental effects, effect on design or amenity. The changes as proposed are considered to be acceptable non-material alterations to the approved scheme.			
REASON FOR REFERRAL TO COMMITTEE Maidstone Borough Council was the applicant on the original application under planning application reference 17/504428/FULL			
WARD High Street	PARISH/TOWN COUNCIL	APPLICANT Purelake New Homes Limited AGENT DB Architects	
DECISION DUE DATE 07/10/19	PUBLICITY EXPIRY DATE	OFFICER SITE VISIT DATE	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
17/504428/FULL	Creation of a new 48 space public car park, together with 30 flats in a stepped block backing onto Queen Anne Road. A row of 6 semi detached houses fronting Union Street and two terraced rows arranged as a 'Mews' providing 11 houses, together with a new estate road, allocated parking and soft landscaping	Approved	07/03/2018
18/504709/SUB	Submission of details pursuant to Condition 7: Details of materials	Approved	21/05/2019

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The redevelopment of the site to provide a public car park and residential development was approved under application reference 17/504428/FULL and is currently under construction.

- 1.02 The application site is to the south of Union Street, and turns the corner to Queen Anne Road which is to the east and southeast. The eastern part of the site previously included a 48 space MBC public car park and a 44 space car park reserved for NHS.

2.0 PROPOSAL

- 2.01 Proposed alteration to the approved external western elevation of block 1A. The external elevation has been redesigned to remove windows and surrounding recessed panels. The windows and recessed panels would be replaced by projecting brickwork.
- 2.02 The applicant states that the removal of the small kitchen windows to each of the affected flats (4 in total) is required in order to improve the kitchen layout of each flat and to make the kitchen space more effective. The replacement projecting brickwork is proposed to ensure that that the building elevations would continue to contain visual interest.
- 2.03 The proposed amendment would not alter the number of flats approved.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Development Plan: H1(12), DM1
Supplementary Planning Documents:

4.0 CONSULTATIONS

- 4.01 As an application under Section 96A of the Town and Country Planning Act 1990, this is not an application for planning permission. Therefore, provisions such as neighbour notification do not apply.

5.0 APPRAISAL

- 5.01 Section 96a of the Town and Country Planning Act 1990 allows applications for non-material changes to planning permissions.
- 5.02 The visual change proposed is the removal of 4 kitchen windows on elevation 5 (north west) on block 1. The surrounding recessed panels which were to be constructed from recessed timber effect cladding and a recessed stone panel are also proposed to be removed and would be replaced with projecting brickwork. The brickwork to be used in the construction of the block was approved under application reference 18/504709/SUB. It is considered that this amendment is minor in the context of the scheme as a whole. The amendment would not result in a materially different appearance and the projecting brickwork would provide visual interest to the north western elevation of block 1. The elevation would still contain windows to the living rooms of each of the flats which ensures visual interest to this elevation and provides surveillance from the flank wall of the apartment block. The non-material amendment is considered to be in accordance

with Policy DM1 (Principles of Good Design) and criterion 3 of Policy H1(12) of the Local Plan which require a high standard of design and for proposals to respect the amenity of occupiers of neighbouring properties. The kitchen is open plan with the living room, which contains patio doors and windows, so the kitchens for each apartment would still receive adequate natural light and ventilation. It is considered that the removal of the window from the kitchen would not impact upon the amenity of future occupants of the units and would allow more practical use of the internal kitchen space.

6.0 CONCLUSION

6.01 The proposed alterations would not result in significant environmental effects, effect on design or amenity. The changes as proposed are considered to be an acceptable non-material alteration to the approved scheme.

7.0 RECOMMENDATION – Application Permitted subject to the following conditions/reasons:

INFORMATIVE

(1) The decision was based on the following plans:

A(0)102 Rev G – Site Plan

A(1)300 Rev D – Block 1 Elevations

Case Officer: Adam Reynolds

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.